



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

planning@city.vancouver.bc.ca

CD-1 (177)

1060-1080 Alberni Street

By-law No. 5997

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective May 13, 1986

(Amended up to and including By-law No. 8169, dated March 14, 2000)

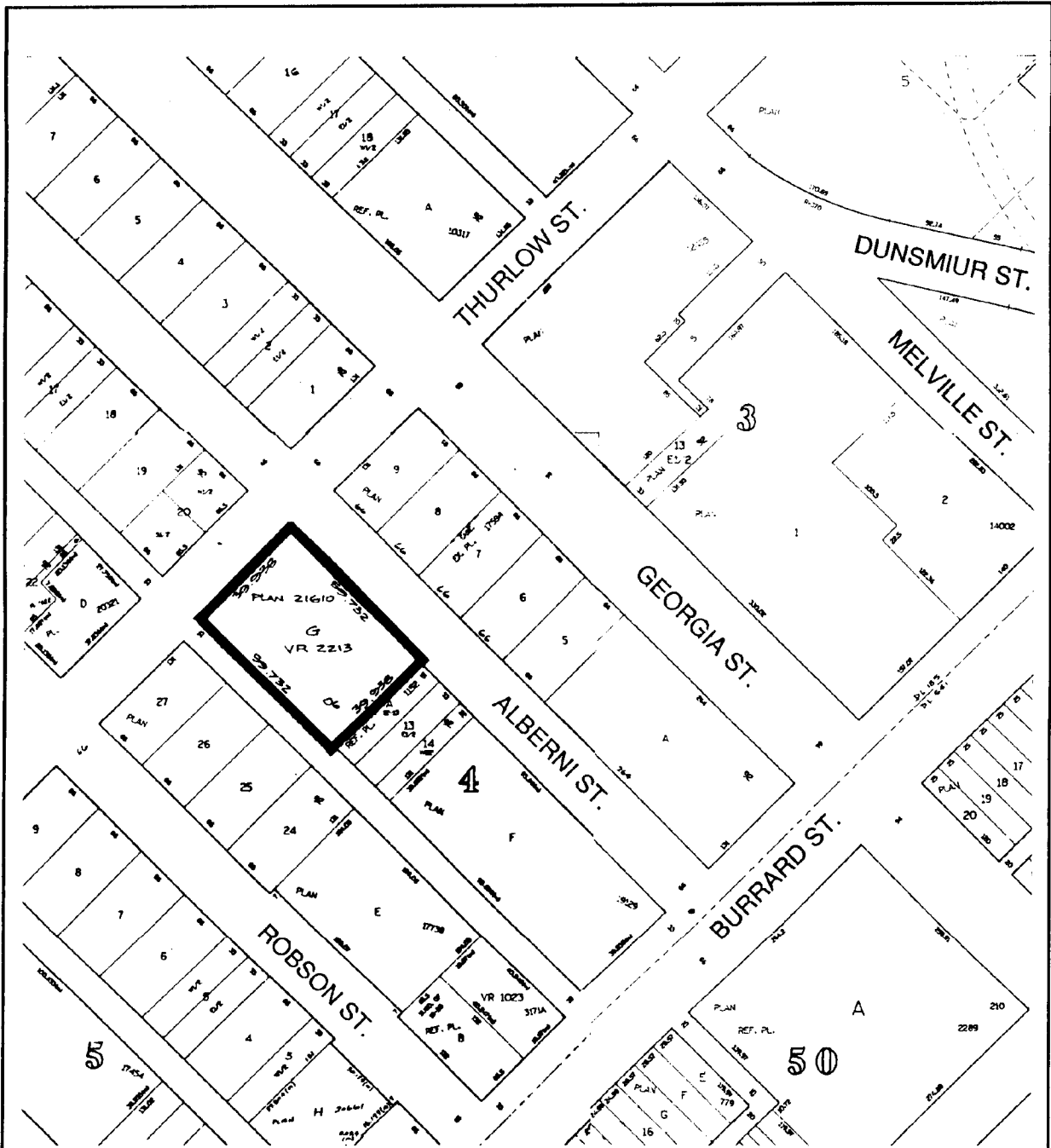
- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
- (a) Office commercial, which means any office, including banks and financial institutions;
 - (b) Retail commercial, which means any retail store, business, retail type service activity, or restaurant (excluding a drive-in), provided that such uses shall not include the sale or rent of sex-oriented products;
 - (c) Other commercial, which means any other commercial use not being “retail” or “office”, provided that such use shall not include the sale or rent of sex-oriented products;
 - (d) Residential;
 - (e) Hotel, which means a “hotel” or “motel”, being a building containing not less than 16 units, being either sleeping and/or dwelling units, used as a temporary abode for tourists or transients;
 - (f) Light industrial, which means any service, manufacturing, wholesaling, warehouse, or other light industrial use, as may be approved by the Development Permit Board and be compatible with the office, retail or other commercial uses as well as the Residential use;
 - (g) Public and institutional;
 - (h) Social, recreational and cultural;
 - (i) Parks and open space;
 - (j) Accessory uses customarily ancillary to the above uses.

3 Floor Space Ratio

- 3.1 The maximum density for any non-residential use shall be floor space ratio 5.00, however, for every square foot of residential floor area, an additional square foot of non-residential floor area shall be permitted up to a maximum additional floor space ratio of 1.00 for residential use and a maximum additional floor space ratio of 1.00 for non-residential use.
- 3.2 In computing floor space ratio pursuant to Section 3.1, the provisions of the West End District Official Development Plan shall be used and residential use may be substituted for non residential use to a maximum floor space ratio of 5.0. [6334; 88 04 12]
- 3.3 The following ancillary facilities are excluded from the floor space measurement provided that the area of such excluded facilities does not exceed the lesser of 20 percent of allowable floor space ratio or 929.0 m² (10,000 sq. ft.):
- (a) saunas;
 - (b) tennis courts;
 - (c) swimming pools;
 - (d) squash courts;
 - (e) gymnasiums and workout rooms;
 - (f) games rooms and hobby rooms;
 - (g) day care centres;
 - (h) libraries (public);
 - (i) other uses of a public service, social or recreational nature, which, in the opinion of the Development Permit Board, are similar to the above;
 - (j) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5997 or provides an explanatory note.*

- 4 **Height**
The maximum building height measured above the base surface shall be 91.44 m (300 ft.).
- 5 **Off-street Parking**
Off-street parking shall be provided as follows and shall be developed and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law:
- (a) **Residential Uses**
A minimum of one space for every dwelling unit of 102.193 m (1,100 sq. ft.) or less, and two spaces for every dwelling unit exceeding 102.193 m (1,100 sq. ft.) shall be provided;
 - (b) **Hotels**
One space for each dwelling unit and one space for every two sleeping units shall be provided;
and
 - (c) **Non-Residential Uses**
A minimum of one space per 102.193 m (1,100 sq. ft.) and a maximum of one space per 92.903 m (1,000 sq. ft.) shall be provided.
- 6 **Off-street Loading**
Off-street loading shall be provided, developed and maintained in accordance with Section 12 of the Zoning and Development By-law.
- 7 **Guidelines**
Consideration of any development permit application will be based upon such guidelines as Council may from time to time determine, including design guidelines.
- 8 *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*



The property outlined in black (■) was rezoned:
 From **DD** to **CD-1** by By-law No. 5997

CD-1 (177) 1060-1080 Alberni St. City of Vancouver Planning Department	date prepared: July 1992	
	sectional(s): N-8 scale: 1:2000	

REFERS TO CLAUSE 2

GROSVENOR INTERNATIONAL CANADA LIMITED



21ST FLOOR, THE GROSVENOR BUILDING

1040 WEST GEORGIA STREET, VANCOUVER, B. C. V6E 4H1

Telex 04-507642 Telecopier (604) 687-3285 Telephone (604) 688-1141

February 21, 1986.

The Mayor and Council
The City of Vancouver,
453 West 12th Avenue,
Vancouver, B.C.
V5Y 1V4

Dear Sirs,

As co-owners of adjacent properties, we write to express our concern about the proposed rezoning for the site located at the south-east corner of Alberni Street and Thurlow Street in Downtown Vancouver.

It has been requested that Council refer the matter to a public hearing, however, we believe that such a move is premature and should be preceded by a thorough and comprehensive study of residential development within the Downtown Core.

Our reasons for objecting to this proposal are as follows:

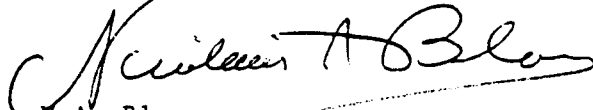
- (a) The Burrard and Georgia Street intersection is widely regarded as the premier commercial area within the City and we believe that it is incongruous to locate a high density residential tower within one block of this corner.
- (b) The City's standard policy is that livability is best achieved by limiting residential densities to less than 3:1 F.S.R. and yet this proposal attempts to build at 5:1 F.S.R. We do not believe that this site warrants such a relaxation from the maximum allowed elsewhere throughout the City.
- (c) The stark juxtaposition of a high rise residential tower so close to high rise office towers makes, in our opinion, for incompatible neighbours - desirable neither for the tenants of the office towers nor of the apartment.
- (d) We believe that the residential development that has occurred within the Downtown Core over the last few years under discretionary zoning has been unsuccessful from an economic point of view and in attempting to realise planning objectives. These so called "residential buildings" are widely abused and many, perhaps even the majority, are used as cheap office accommodation rather than for bona fide residential use.

We as with most Downtown landlords are most supportive of efforts to invigorate our Downtown and believe that this can be achieved by creating more viable and exciting retail opportunities within the Core, and by ensuring that good residential opportunities exist within close proximity to the central area of the City.

We also believe that residential development should work in harmony with, and not encroach upon, the commercial areas which are the raison d'être of our Downtown. Finally, for the reasons outlined above, we are of the opinion that a "spot zone" of one particular site with no outstanding residential merits is not the appropriate planning process.

We therefore respectfully suggest that we should as a City study at this time the experience to date of residential development within the City Core in order to evaluate properly where it should be located, at what densities and how the blatant abuses experienced to date can be curtailed.

Yours truly,
GROSVENOR INTERNATIONAL CANADA LIMITED,


N.A. Blom,
President.

NAB/mh

LAWRENCE & SHAW

BARRISTERS & SOLICITORS

B. W. F. McLOUGHLIN, O.C.
JOSEPH H. KONST
BRYAN J. REYNOLDS
G. C. STEVENS
DAVID J. ROSS
ANTHONY H. S. KNIGHT
JULIA H. CROSS
ROBERT G. KUHN
DIANA R. REID
NOORDIN S. K. NANJI
J. D. MORRISON
JAMES W. RADELET
STEPHEN D. WORTLEY

C. PAUL DANIELS, O.C.
W. M. SWANSON, O.C.
H. H. RIDGWAY
JON F. TOLLESTRUP
G. BARRY FINLAYSON
KEITH E. CLARK
DEBORAH C. LYTLE
R. MICHAEL TOURIGNY
JOHN E. STARK
ROD C. McKEEN
LOUIS J. ZIVOT
PENELOPE Y. F. THAM

J. W. LAWRENCE
L. JOHN CREERY
DEREK T. HOPKINS
DENNIS W. TOKAREK
K. E. GUSTAFSON
BERNARD J. MALACH
LARRY S. HUGHES
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RALPH H. SAHRMANN
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TELEX 04-55422, CABLE "LASH"
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PLEASE REFER TO
FILE REFERENCE

ASSOCIATE COUNSEL: J. D. HELMCKEN

February 21, 1986.

DELIVERED

City Clerk
City of Vancouver
City Hall
453 West 12th Avenue
Vancouver, B.C.

Dear Sirs:

Re: Rezoning Application

We act for The Prudential Assurance Company Limited, recent purchasers of a modern office building at 1090 West Georgia Street. The site is bounded by Georgia, Thurlow and Alberni, and is directly across the street from the southeast corner of Thurlow and Alberni (formerly 1090 Alberni Street and 725 Thurlow Street).

Approximately two weeks ago a sign was erected on the southeast corner of Thurlow and Alberni indicating a rezoning application had been made. Our clients are astonished to find that the Director of Planning is already recommending to Council that a Public Hearing be convened to hear the application to rezone from DD to CD-1. There seems to be undue haste in making this recommendation when the public notice by the sign on the site has been so recently proclaimed. Our clients would like Council to take into consideration the following matters before accepting the recommendation from the Director of Planning:

1. The site is presently zoned DD under the existing City zoning by-law which was subject to public hearings and scrutiny as well as

.../2

the deliberations of the Council. That zoning, which is fairly common in the surrounding areas, was in place when our clients purchased the adjacent office building last year;

2. Spot zoning destroys the concept of a comprehensive zoning plan and should be discouraged;
3. The present zoning permits a FSR of 5.0 in commercial and allows a bonus of 1.0 FSR commercial in the event that 1.0 FSR of residential is constructed. The proposed rezoning would substitute 5.0 FSR residential and 2.0 FSR commercial for an admittedly equal total FSR but of a much different nature. Our client believes that the construction of a high-rise apartment building immediately across the street from their office building will seriously deteriorate the rentability and hence the value of their office building, for an outlook from the office building of bathrooms, living rooms, kitchens and balconies (which are of often misused as storage areas) will materially decrease the desirability of the office space. This will have a detrimental effect on the lease rates for the office space, and result in a decrease in the value of the building - (which will be reflected in lower taxes to the City and the School Board).

Our client urges Council not to accept the recommendation of the Director of Planning in its present form. At the very least, the Director of Planning should be instructed to obtain comments from adjoining property owners whose properties are affected by the proposed rezoning, and to report to Council on the overall advisability of disrupting the existing zoning in order to spot zone for developments such as contemplated by this application.

We look forward to hearing from the City.

~~Yours truly,~~


Harold H. Ridgway
for LAWRENCE & SHAW

HHR:das

c.c. Mr. D. Robertson - The Prudential Assurance Company Limited

Suite 700, Sun Life Plaza
1100 Melville Street
Vancouver, B.C. V6E 4A6



D.L. Laberge
Manager, Property Investments
J.W. King
Assistant Manager, Property Investments

Telephone: (604) 681-9231

21 February 1986

The Mayor and Council
The City of Vancouver
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

Dear Sirs:

We are owners of a 51,876± square foot site on the southwest corner of Georgia Street and Thurlow Street. We are writing to express our concern about a proposed re-zoning for the site located at the corner of Alberni Street and Thurlow Street in downtown Vancouver. Very little notice has been given regarding this re-zoning proposal and we have had only a limited period of time to review the Manager's report of February 21st, 1986. I have today spoken to Mr. Ted Droettboom of the Planning Department to express some preliminary concerns regarding the report.

We are aware that there has been a request made to Council that there be a public hearing on this re-zoning proposal. However, we feel that the following points of view should form part of your consideration to the granting of this request.

Our reasons for concern regarding this proposal are as follows:

- 1) The section of Georgia Street and Burrard is considered one of the prime commercial areas within the City of Vancouver.
- 2) The City's own standard policy that the 3 times residential densities was the maximum that achieved livability and yet this proposal seeks to increase that coverage in what is a very commercially built-up area.
- 3) The elevation of this project should be based on its own site forms and should not rely on adjacent properties to allow ample daylight access since these may change with the development of adjacent properties.

The Mayor and Council
The City of Vancouver
21 February 1986
Page two -

- 4) There should be no relaxation in parking requirements in an area that is presently developed as a well established retail and commercial office area.

It has been our contention that the residential coverage in excess of the maximum density, which has been allowed in the Downtown District, was intended as a complimentary use to the commercial development. If this re-zoning application was to proceed, it would reverse this process.

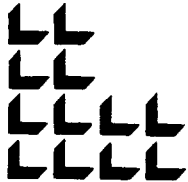
In conclusion, we would ask for your consideration of our concerns of permitting additional residential density in an already established commercial area, at this time rather than at the time of a public hearing.

Yours truly,



D.L. Laberge
Manager
Property Investments Office

DLL:op



LEHNDORFF

DELIVERED BY HAND

February 21st, 1986

The Mayor and Council
Clerks Office
The City of Vancouver
453 West 12th Avenue
Vancouver, B.C.

Dear Sirs:

RE: Rezoning application for the southeast corner of Thurlow & Alberni

We are the duly authorized managing agents for the owners of the Burrard Building, located at the southwest corner of Burrard and West Georgia Streets and known municipally as 1030 West Georgia Street, Vancouver, B.C. As such, we are empowered to act on behalf of the owners with respect to the operation of the property including representing the interests of the owners vis-a-vis proposed developments in the area.

We are writing to you to object to the above-noted proposed rezoning as we believe that it will not only impact negatively on the Burrard Building but also would create incompatible neighbors in this area.

We are of the opinion that the Burrard Street and West Georgia Street intersection is the centre of the prime commercial area within the downtown core. As you know, we have undertaken and continue to undertake serious studies as to the desirability of re-developing the Burrard Building site within the next 5 to 10 years. We are concerned about the possibility of 150 residential tenants some day banding together to oppose any rightful commercial redevelopment that may occur on the Burrard Building site and adjacent sites, if then available. We note that your own staff have considered this potential problem and expressed same in your Managers February 21, 1986 report.

We understand that it has been requested that Council refer this matter to a public hearing. We respectfully suggest that the City should first undertake a study as to existing residential development within and surrounding the downtown core in order to better evaluate where future residential development should take place, and the density of same.

Yours truly,

LEHNDORFF PROPERTY MANAGEMENT LIMITED

Grant MacDonald, Vice-President
Western Region

GM/zs

2. Rezoning Application: Thurlow at Alberni

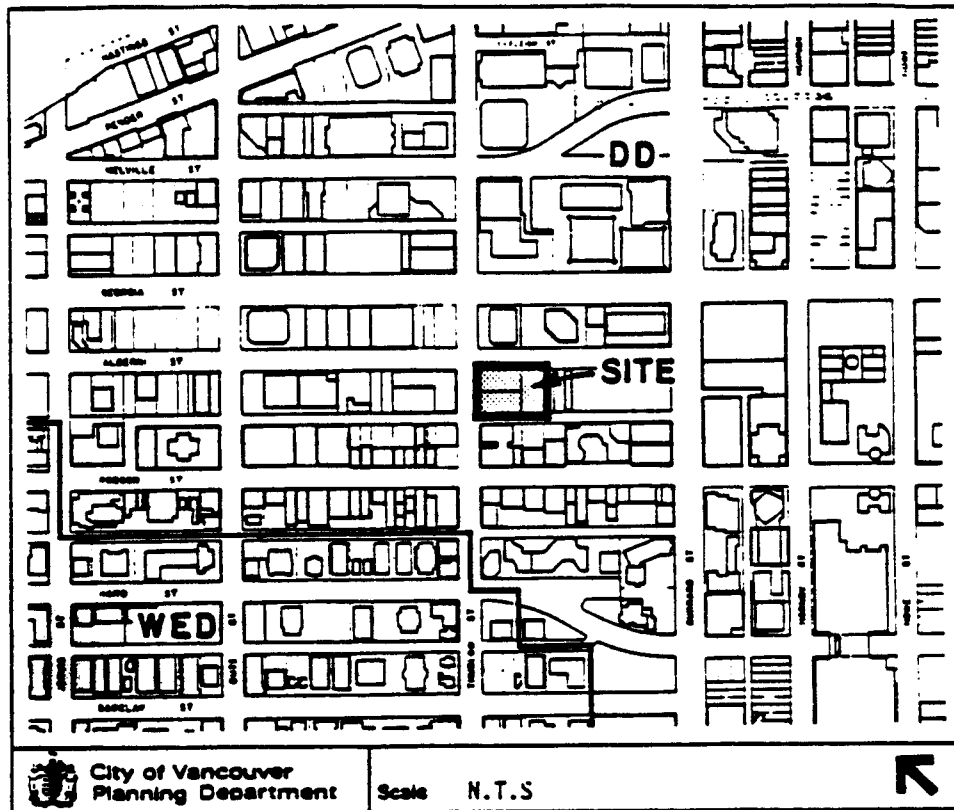
The Director of Planning reports as follows:

"PURPOSE

This report assesses a rezoning application for the southeast corner of Thurlow and Alberni, formerly 1090 Alberni Street and 752 Thurlow Street (D.L. 185, Lot A, Sub. 10 & 11, Ex. S 66' Bal. 12). The application has been submitted by Aitken Smith Carter Partners, who request a rezoning from DD to CD-1 for the purpose of increasing the maximum permitted residential density on the site from 3.0 FSR to 5.0 FSR. The applicant proposes to maintain the current maximum permitted total density of 7.0 FSR; only the relative mixture of uses is proposed to be varied (2.0 FSR commercial + 5.0 FSR residential instead of the presently permitted 5.0 FSR commercial + 1.0 FSR residential + 1.0 FSR bonus commercial for providing the residential).

SITE, EXISTING ZONING, AND DEVELOPMENT

The site, existing zoning, and surrounding development are illustrated in the diagram below.



The site has an area of 2385.4 m2 (25,676 square feet) and is zoned DD. Regulations applying to this portion of the Downtown District permit a height of 300 feet and a total floor space ratio of 7.0, composed of 5.0 FSR commercial + 1.0 FSR residential + 1.0 FSR bonus commercial for providing the residential. Residential use may be substituted for commercial, but only up to a maximum of 3.0 FSR residential.

Clause No. 2 Continued

The site lies in a narrow, one-half block strip which acts as a transition between the high densities and heights of the downtown core and the much lower maximums in the Robson corridor. To the north across Alberni, buildings may achieve a height of 450 feet and a density of 9.00 FSR. Across the lane to the south, on Robson Street, the maximum permitted height is 70 feet and the maximum density is 3.0 FSR, composed of 1.0 FSR commercial + 2.0 FSR residential.

To the north, across Alberni, are two contemporary office buildings: the fifteen-storey Continental Bank (Rank) Building and the recently completed, 21-storey Grosvenor Building (formerly the Ritz Hotel site). To the south across the lane is the four-storey Manhattan apartment building, incorporating ground-floor retail. Across Thurlow to the west is the five-story John Adams parking garage, which includes several restaurants and the City Stage Theatre. Immediately to the east is a surface parking lot which provides about sixty-five feet of separation from the underdeveloped Kobe Restaurant building. To the east of the Kobe is a large excavated site, which was to be developed as an office building by the Imperial Group, but is currently on hold.

The subject site, itself, is presently developed as temporary surface parking.

PROPOSED DEVELOPMENT

The proposed scheme of development is generally illustrated in the January 30, 1986 document titled 'Thurlow at Alberni', prepared by Aitken Smith Carter Partners Architects for Pacific Western Realty Corporation. Diagrams from that document, illustrating the proposed building in relation to its surroundings, are included with this report as Appendix A.

The development consists of an eighteen-storey residential tower atop a two-storey retail podium and two-level underground parking garage. Depending on the yet-to-be-determined unit mix, the residential tower could contain up to about 150 dwelling units. The commercial base would include a below-grade food court, a small food market, street-oriented shops, and second-floor restaurants, all occupying a total of 4,770.8 m² (51,352 square feet). No leasable office space is contemplated. A third floor residential amenity space would separate the residential units from the commercial activity, and the residential tower would be accessed from a separate entrance on Alberni Street. One-hundred-forty-five parking stalls would be provided below grade with access from Alberni.

The table below compares the proposal with development permitted under the current DD zoning.

	<u>Permitted</u>	<u>Proposed</u>
Total		
Floor space ratio:	7.0 (composed of 5.0 commercial + 1.0 residential + 1.0 commercial bonus)	7.0 (composed of 2.0 commercial + 5.0 residential)
Floor area:	16,697.6 m ² (179,732 sq. ft.)	16,697.6 m ² (179,732 sq. ft.)
Commercial (with max. 3.0 FSR resid.)		
Floor space ratio:	4.0	2.0
Floor area:	9,541.5 m ² (102,704 sq. ft.)	4,770.8 m ² (51,352 sq. ft.)

Clause No. 2 Continued

	<u>Permitted</u>	<u>Proposed</u>
Commercial (cont.)		
(with 1.0 FSR residential)		
Floor space ratio:	6.0	na
Floor area:	14,312.3 m2 (154,056 sq. ft.)	na
(with no residential)		
Floor space ratio:	5.0	na
Floor area:	11,926.9 m2 (128,380 sq. ft.)	na
Residential		
Floor space ratio:	3.0	5.0
Floor area:	7,156.2 m2 (77,028 sq. ft.)	11,926.9 m2 (128,380 sq. ft.)
Height	91.5 m (300 ft.)	61.0 m (200 ft.)
Parking	up to 180 stalls	145 stalls

COMMENTS FROM REVIEWING AGENCIES

Urban Design Panel

The Panel supports the increase in residential use and the basic design concept. They note, however, that extensive design development is required, having regard to the need to create an interesting streetscape; develop the massing to better integrate the tower and the podium; bring the tower down to the street and create a cohesive image for Thurlow Street; and develop different characters for each of the main facades.

City Engineer

The City Engineer finds this proposed rezoning to be acceptable, provided that the following concerns are resolved as part of the development permit process:

1. the apparent shortfall of approximately 20 parking spaces;
2. an alternative proposal to the vehicular drop off design shown on Alberni Street, since the indicated design cannot be supported.

Director of Social Planning

The Director of Social Planning supports the proposed rezoning application subject to further design modifications which shall be addressed at the development permit stage.

Clause No. 2 Continued

ANALYSIS AND ASSESSMENT

Residential Density

The proposed development complies with all applicable regulations in the DD district with the exception of the maximum 3.0 FSR limitation on residential floor space. The applicant proposes a residential density of 5.0 FSR, substituting 2.0 FSR residential for the 2.0 additional FSR of commercial space which could otherwise be provided within the overall density limitation of 7.0 FSR. That is, 4,770.8 m² (51,352 sq. ft.) of residential space is being substituted for an equivalent amount of commercial space.

A residential density maximum of 3.0 FSR was introduced into the 1975 downtown plan because a survey of experience in other North American cities had suggested that it was difficult to achieve livable residential enclaves at densities above that figure. Subsequent urban design work in the downtown south and in association with B.C. Place confirmed that residential areas developed to uniform densities of 4.0 FSR and above could encounter livability and neighbourliness problems involving compromises in such concerns as privacy and daylight access. Problems could be particularly pronounced where low height limits forced buildings into bulky, site-consuming forms or where high commercial densities in the same project constrained the flexibility required to achieve livability.

However, many of the livability concerns which could arise in other parts of the downtown peninsula are not expected to be operative on this particular site and with this particular development. The relatively unconstrained height limit permits a slim tower form with adequate separation from surrounding uses; and the low densities and heights immediately across the lane to the south allow ample daylight access, particularly to the large outdoor residential amenity space on top of the commercial podium. Further, potential residents of this development will be moving into what is obviously a developed commercial area. They will not be expecting the same sort of residential environment which should prevail in more exclusively residential enclaves such as B.C. Place, the West End, or a redeveloped Downtown South. They will be consciously trading off a more compatible residential environment for increased accessibility to the downtown work place or to the commercial amenities of Robson Street. This development would permit those few who wish to make that kind of choice the opportunity to do so.

Residential/Commercial Interface

But, in making that choice, residents will be facing some uncertainty about the neighbouring development on the Kobe and Imperial Group sites immediately to the east. It is also important that the full commercial development of these easterly sites not be constrained by the need to be neighbourly to an anomalous residential tower. For that reason, staff asked the applicant to be particularly sensitive to potential easterly development in the design of the residential component. We wanted to avoid the possibility of 150 residential tenants banding together at some time in the future to oppose rightful commercial development on the only remaining developable sites in the area, and we wanted to ensure that the residential units remained livable regardless of what happened to the east.

The design solution submitted by the applicant responds appropriately to this concern. By orienting the wide faces of the tower perpendicular to the eastern property line, residential exposure to the unknown eastern development is minimized and coincidentally a highly usable open space at the southern base of the tower is created. Potential interface problems are further reduced by orienting most living-area windows in a westerly direction.

Clause No. 2 Continued

Unfortunately, the resulting design works less well than some earlier alternatives in its relationship to the existing commercial developments to the north across Alberni, but window orientation to the west combined with the ninety-five-foot separation provided by Alberni Street and building setbacks should keep privacy problems to a minimum. Further, office hours across the street are unlikely to coincide with the times when most people are at home. The northern exposure should be compensated by significant slot views between the two office towers and down Alberni and Thurlow streets. While some increased setback from Alberni might marginally increase livability for the northern units, that setback would be at the cost of the usable roof-top deck on the south side and may create a more salient privacy problem relating to the residential Manhattan across the lane. In addition, orienting the high-rise tower to the north improves the general transition to the low-rise character of Robson Street. On balance, therefore, we believe the design achieves a very acceptable compromise, particularly as the occupants of the northern units will be fully aware of the relationship to nearby commercial development at the time they sign their leases and will therefore be making any personal livability compromises in a conscious, free-will manner.

CD-1 Zoning

Having ascertained that a residential density of 5.0 FSR can result in an acceptable standard of residential livability on this site without constraining adjacent development opportunities, it next needs to be asked whether the proposed isolated CD-1 in the midst of the Downtown District is an appropriate way of achieving this density substitution. Generally it is preferable from an administrative viewpoint to avoid a proliferation of unique CD-1s, particularly within an already complex area like the Downtown District. Therefore, staff looked very seriously at lifting the 3.0 FSR residential limit through a text amendment or some other alteration to the existing DD by-law. However, without a great deal more study we could not satisfactorily determine whether the conditions that make 5.0 FSR residential acceptable on this site would apply to many other areas in the downtown. As residential development demand does not justify that additional study right now, it seems most prudent to limit any residential FSR concession to this particular site at this particular moment in time.

We also note that some precedence for permitting higher residential densities through CD-1s within the downtown has already been established. For example, the approved transfer of density, achieved through a CD-1, at Pacific/Burrard/Harwood results in a residential density on one of the recipient sites of 5.73 FSR. A CD-1 at Thurlow and Alberni would achieve essentially the same desirable result as a density transfer, but without the necessity of retaining surplus commercial density by transferring it to another site.

Parking Provision

Finally, it needs to be noted that while the proposed development complies with the present parking regulations in the DD district, it would not meet the higher standards approved by Council in 1985 but not yet implemented. These would require a minimum of one stall for every 1100 square feet of commercial floor area and one stall per dwelling unit for a total of about 196 stalls, compared to the 145 presently proposed.

This potential deficiency has been brought to the applicant's attention, and he and his client have begun investigating the feasibility of providing more parking in the project. Initial indications are that the deficit can be reduced from the current 51 stalls to a level less than 20. Given the close proximity of the Adams parkade, the absence of commuter generating office space in the commercial component, the pedestrian nature of the proposed retail stores, and the potential for some joint use, a relaxation of this order would seem appropriate and could be permitted within the provisions of the draft new parking by-law.

Clause No. 2 Continued

CONCLUSION

The applicant has demonstrated that a residential density of 5.0 FSR can be made to work on this particular site, and the substitution of residential density for commercial potential is consistent with the general intentions of both the 1975 Downtown Plan and the more recent Vancouver Plan. Increased residential development can help reduce growth in commuter demand for the transportation system entering downtown and contribute to the social and economic vitality of the surrounding area. Therefore, the proposed CD-1, substituting 2.0 FSR of residential for 2.0 FSR of commercial, can be supported in this unique and special instance.

However, a residential development of this scale and character is still very much a new and untried idea for downtown Vancouver. Other mixed-use developments, incorporating much smaller residential components have not met with market success. The applicant's client has commissioned detailed market studies and is confident that the design and targeting of this project will permit it to succeed where others have failed. Still market responses are only imperfectly predictable and market conditions can change rapidly. Therefore, it is appropriate to design the CD-1 zoning to allow for development more typical of the downtown district as well as the specific proposal submitted with the application. This is best done by varying only the maximum residential FSR regulation and leaving the other regulations (including the basic 5+1+1 FSR formula) the same as though the site were continued to be zoned DD.

A CD-1 without a specific form of development will also permit the significant urban form concerns raised by the Urban Design Panel to be resolved at the development permit stage. The Director of Planning is confident that the normal development permit process can achieve satisfactory resolution of these concerns without affecting livability. Departmental differences on required parking can also be worked out through the development permit.

RECOMMENDATION

The Director of Planning recommends the following be received and referred to Public Hearing:

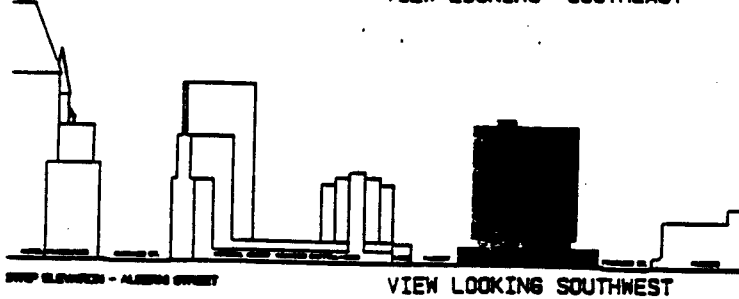
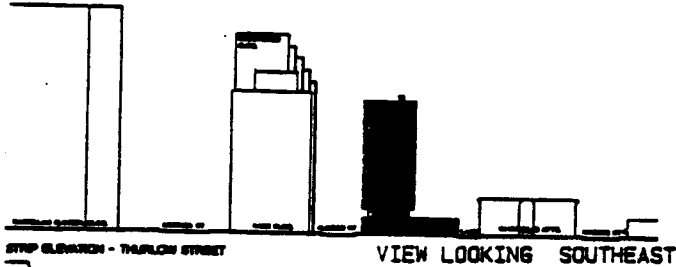
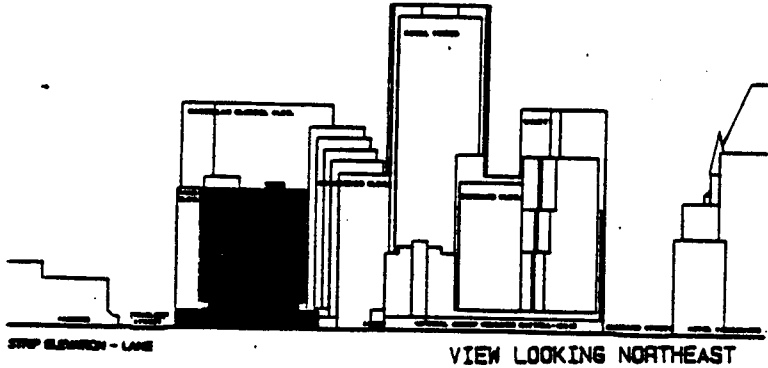
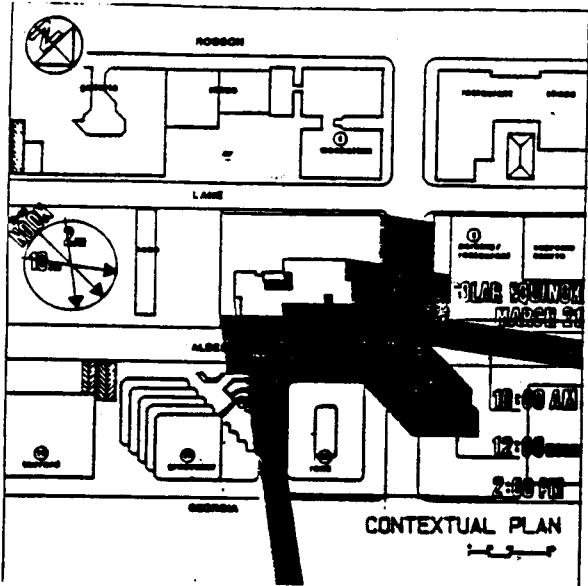
That this application to rezone from DD to CD-1 be approved, with the CD-1 By-law restricting the use and development of the site as follows:

- (i) The maximum FSR shall not exceed 7.0, comprising 5.0 FSR commercial + 1.0 FSR residential + 1.0 FSR bonus commercial for providing the residential;
- (ii) Residential may be substituted for commercial to a maximum 5.0 FSR residential;
- (iii) The maximum height shall not exceed 300 feet;
- (iv) All other regulations and guidelines shall be as for the DD district with the exception of parking and loading, which shall be provided in accordance with the new standards for this portion of the downtown approved by Council in 1985 (i.e., one space for every 1100 square feet of commercial space, one space for every dwelling unit of 1100 square feet or less, and two spaces for every dwelling unit exceeding 1100 square feet--with relaxation possible to the satisfaction of the Director of Planning and the City Engineer)."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Planning be approved.

Diagrams from "Thurlow at Alberni"
Aitken Smith Carter Partners
1986 01 30

APPENDIX A



PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 6, 1986

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, March 6, 1986, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 p.m.

PRESENT: Alderman Ford, Chairman
Alderman Davies
Alderman Yee

ABSENT: Alderman Bellamy
Alderman Eriksen

ALSO

PRESENT: Alderman Brown

CLERK: M. Cross

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Rezoning Application: Thurlow at Alberni

At its meeting on February 25th, 1986, Council referred consideration of a Manager's Report (on file in the City Clerk's office) on a rezoning application for the southeast corner of Thurlow and Alberni Streets to the Committee for further discussion, including the suggestion that the bonusing of 1.0 commercial for providing residential, be eliminated.

A member of the Committee noted that further information was required on how this development would relate to the Vancouver Plan and how successful other developments along this corridor were with the provision of residential.

In the Manager's Report, the Director of Planning assesses a rezoning application submitted by Aitken, Smith, Carter, Partners to rezone from DD Downtown District to CD-1 Comprehensive Development District for the purpose of increasing the maximum permitted residential density on the site from 3.0 FSR to 5.0 FSR. The presently permitted total density is 7.0 FSR comprised of 5.0 FSR commercial + 1.0 FSR residential + 1.0 FSR bonus commercial for providing the residential. The applicant proposes to maintain the total 7.0 FSR but varied to 5.0 FSR residential + 2.0 FSR commercial. The regulations applying to this portion of the Downtown District permit a height of 300 feet. Residential use may be substituted for commercial, but only up to a maximum of 3.0 FSR.

The subject site, currently developed as a temporary surface parking lot, lies in a narrow, one-half block strip which acts as a transition between the high densities and heights of the downtown core (height of 450' and density of 9.0 FSR) and the lower maximums in the Robson corridor (70' and 3.0 FSR). To the north of the site across Alberni Street are two contemporary office buildings (Continental

Clause No. 1 continued

Bank and Grosvenor Building). To the south, across the lane is the four-storey Manhattan apartment building, incorporating ground floor retail. Across Thurlow Street to the west is the John Adams parking garage which includes several restaurants and the City Stage Theatre. To the east is a surface parking lot which provides 65' of separation from the underdeveloped Kobe restaurant building. To the east of the restaurant is a large excavated site which was to be developed as an office building by the Imperial Group but which is currently on hold.

The proposed scheme of development is illustrated in the January 30th, 1986 report titled 'Thurlow at Alberni' prepared by the applicants for Pacific Western Realty Corporation. The development consists of an 18-storey residential tower atop a two-storey retail podium and two-level underground parking garage. The commercial base would include a below grade food court, a small food market, street-oriented shops and second floor restaurants, all occupying a total of 51,352 square feet. No leasable office space is contemplated. A third floor residential amenity space would separate the residential units from the commercial activity. The residential tower would be accessed from a separate entrance on Alberni Street and 145 parking stalls would be provided below grade with access from Alberni Street.

The Urban Design Panel supports the increase in residential use and the basic design concept but notes extensive design development is required to create an interesting streetscape, develop the massing to better integrate the tower and the podium, bring the tower down to the street to create a cohesive image for Thurlow Street and develop different characters for each of the main facades.

The City Engineer is prepared to accept the rezoning, provided that the apparent shortfall of approximately 20 parking spaces and an alternative proposal to the vehicular drop off design on Alberni Street is resolved as part of the development permit process.

The Director of Social Planning supports the proposed rezoning subject to further design modifications to be addressed in the development permit process.

Mr. T. Droettboom, Associate Director, Overall/Central Area Planning, advised that the proposed development complies with all applicable regulations in the DD with the exception of the maximum 3.0 FSR limitation on residential floor space. This residential maximum density was introduced into the 1975 Downtown Plan as it had been suggested that it was difficult to achieve livable residential enclaves at densities above that figure. Subsequent urban design work in the downtown south and in association with B.C Place confirmed that residential areas developed to uniform densities of 4.0 FSR and above could encounter livability and neighbourliness problems involving privacy and daylight access concerns. However, livability concerns which could arise in other parts of the downtown peninsula are not expected on this particular site with this particular development.

The report notes that the relatively unconstrained height limit permits a slim tower form with adequate separation from surrounding uses; and the low densities and heights immediately across the lane to the south allow ample daylight access, particularly to the large outdoor residential amenity space on top of the commercial podium. Potential residents of the development will be moving into what is obviously a developed commercial area and will not be expecting a residential environment. They will be consciously trading off a more compatible residential environment for increased

Clause No. 1 continued

accessibility to the downtown workplace or to the commercial amenities of Robson Street. It is important that the full commercial development of the easterly Kobe and Imperial Group sites not be constrained by the need to be neighbourly to an anomalous residential tower. A design solution to this problem orients the wide faces of the tower perpendicular to the eastern property line, residential exposure to the unknown eastern development is minimized and a highly usable open space at the southern base of the tower is created. The living-area windows are oriented in a westerly direction. The design works less well in its relationship to the existing commercial developments to the north across Alberni but window orientation to the west combined with the 95' separation provided by Alberni and building setbacks should keep privacy problems to a minimum.

The Director of Planning feels that the applicant has demonstrated that a 5.0 FSR residential can work on this particular site and the substitution of residential density for commercial density is consistent with the general intentions of both the 1975 Downtown Plan and the more recent Vancouver Plan. Increased residential development can help reduce growth in commuter demand for the transportation system entering downtown and contribute to the social and economic vitality of the surrounding area. A residential development of this scale and character is still untried for downtown Vancouver and other mixed use developments incorporating much smaller residential components have not met with market success.

The Director of Planning, supported by the City Manager, recommended that the application be forwarded to Public Hearing.

Mr. D. Aitken, Aitken, Smith, Carter, Partners, advised that the provision of additional residential on this site will help animate and populate the Robson Corridor. It is not sensible to build more office space. Mixed-use in buildings has not been attractive. He urged the Committee to let the development go ahead to prove that a good project can result with all residential over retail. People should have the opportunity to choose to live in a residential building closer to the downtown.

In answer to a question re the bonus for providing more residential, Mr. R. Spaxman, Director of Planning, advised that under the existing zoning, the developer could develop 4.0 fsr commercial + 3.0 fsr residential. As the City Council is on record as supporting residential downtown, it seemed clear that it would be in the City's interest to support more residential in the development.

The following appeared as delegations opposed to the development at the 5.0 fsr residential + 2.0 commercial:

- Mr. D. Walsh, Grosvenor International
- Mr. D. Laberge, Sunlife of Canada
- Mr. G. McDonald, Lehndorf Management
- Mr. D. Robertson, Prudential Life

Some of reasons for the opposition were:

- the development would be economically harmful to adjacent owners; it would be environmentally undesirable for tenants of office towers to look into open balconies containing bicycles, barbeques, etc.
- a spot rezoning would result and a precedent set.

Clause No. 1 continued

- the development would be an extension of the unsuccessful market for residential downtown.
- the City should not set a precedent for 5.0 fsr residential in this area when it is not prepared to consider it elsewhere.
- residential tenants will complain when office towers are built around them.
- the matter should be deferred until the City Planning Department re-examines the current bonusing system.
- that amount of residential in this location will alter the commercial development of West Georgia Street.
- the north facade should be a reflective glass curtain wall rather than what is proposed as balconies become storage areas.

The Committee felt that if the City is serious about encouraging residential downtown, the application should proceed to Public Hearing to determine public reaction. The Committee noted that it would not be suitable for family housing and that many details would have to be taken care of at the development permit stage.

The Committee

RECOMMENDED

THAT the following be received and referred to Public Hearing:

That this application to rezone from DD to CD-1 be approved, with the CD-1 By-law restricting the use and development of the site as follows:

- (i) The maximum FSR shall not exceed 7.0, comprising 5.0 FSR commercial + 1.0 FSR residential + 1.0 FSR bonus commercial for providing the residential;
- (ii) Residential may be substituted for commercial to a maximum 5.0 FSR residential;
- (iii) The maximum height shall not exceed 300 feet;
- (iv) All other regulations and guidelines shall be as for the DD district with the exception of parking and loading, which shall be provided in accordance with the new standards for this portion of the downtown approved by Council in 1985 (i.e., one space for every 1100 square feet of commercial space, one space for every dwelling unit of 1100 square feet or less, and two spaces for every dwelling unit exceeding 1100 square feet - with relaxation possible to the satisfaction of the Director of Planning and the City Engineer.

* * * * *

The meeting adjourned at approximately 3:20 p.m.

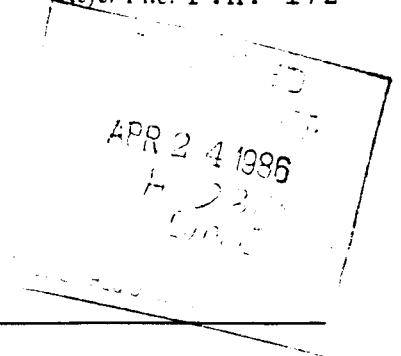
CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: April 23, 1986

To: City Manager
Director of Planning
Director of Legal Services
Associate Director - Zoning
City Engineer

Refer File: P.H. 172



Subject: Public Hearing Minutes - April 17, 1986

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) held on April 17, 1986.

Please note any matters contained therein for your attention.

CITY CLERK

JT:ss

Att.

Also Sent To: Aitken Smith Carter, Partners, Architects
171 West Esplanade,
NORTH VANCOUVER, B.C. V7M 1A1

HAMILTON, DOYLE & ASSOCIATES
#801 - 1200 Burrard Street
VANCOUVER, B.C. V6Z 1Z7

Grosvenor International Canada Ltd.
Sunlife of Canada
Lawrence & Shaw, Lawyers for Prudential
Assurance Co.
Ashworth Developments Ltd.

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 17, 1986 in the Council Chamber, Third Floor, City Hall at approximately 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Davies
Aldermen Brown, Campbell, Eriksen,
Puil, Rankin, and Yorke

ABSENT: Mayor Harcourt)
Alderman Bellamy)(Civic Business)
Alderman Ford)
Alderman Yee)

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
SECONDED by Ald. Puil,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Davies in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Rezoning - Southeast Corner of
Thurlow and Alberni

Council considered an application by Aitken, Smith, Carter, Partners, Architects, as follows:

REZONING: LOCATION - SOUTHEAST CORNER OF THURLOW AND ALBERNI
(Lot A, Subdivision 10 and 11, except south 66 feet, balance of
12, D.L. 185)

Present Zoning: DD Downtown District
Proposed Zoning: CD-1 Comprehensive Development District

(i) The draft CD-1 By-law, if approved, would accommodate the use and development of the site generally as follows:

- permits a maximum floor space ratio of 7.0 of which a maximum floor space ratio of 5.0 can be residential;
- permits a maximum height of 300 feet;
- incorporates provisions for parking and loading;
- incorporates uses, floor space ratio amenity exclusions, and DD Guidelines, as presently permitted in the Downtown District;

(ii) Any consequential amendments.

Rezoning - Southeast Corner of
Thurlow and Alberni (cont'd)

The Director of Planning recommended the application be approved.

In presenting the staff review, Mr. T. Droettboom, Associate Director, Overall Planning, advised the Director of Planning was also recommending an amendment to the Sign By-law to ensure conformance of the subject site.

Mr. David Aitken, Architect, representing a development group, Pacific Western Developments, stated the proposed development with its residential component represented an opportunity for the City to achieve its goal of more housing in the Downtown at the expense of the private sector.

The Deputy Mayor called for speakers for or against the application and one delegation addressed the Council:

Mr. D. Allison, representing the Manhattan Housing Co-op, located across the alley from the proposed new complex, generally supported the application but expressed some reservations, including loss of views and light, and increased traffic and noise.

Major concerns of the Co-op were:

- (a) that the underground parking not be accessed from the lane as that would directly affect the livability of the Manhattan's north facing suites; and
- (b) possible structural damage to the Manhattan, a heritage building, during excavation.

The Chairman noted letters (on file) from the following withdrawing previously expressed opposition to the proposal:

- Grosvenor International Canada Ltd.
- Sunlife of Canada
- Lawrence & Shaw, lawyers for the Prudential Assurance Co.
- Ashworth Developments Ltd., Partnership

MOVED by Ald. Eriksen,

THAT the application, incorporating the amendment to the Sign By-law as proposed by the Director of Planning, be approved.

- CARRIED

(Aldermen Brown and Puil opposed)

177

CD-1 Binder

Thurlow & Alberni

Thurlow at Alberni

BY-LAW NO. 5997

A By-law to amend the
Zoning and Development By-law,
being By-law No. 3575

THE COUNCIL OF THE CITY OF VANCOUVER, in opening meeting assembled,
enacts as follows:

1. The "Zoning District Plan" annexed to By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-139a and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
2. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) Office commercial, which means any office, including banks and financial institutions;
 - (b) Retail commercial, which means any retail store, business, retail type service activity, or restaurant (excluding a drive-in), provided that such uses shall not include the sale or rent of sex-oriented products;
 - (c) Other commercial, which means any other commercial use not being "retail" or "office", provided that such use shall not include the sale or rent of sex-oriented products;
 - (d) Residential;
 - (e) Hotel, which means a "hotel" or "motel", being a building containing not less than 16 units, being either sleeping and/or dwelling units, used as a temporary abode for tourists or transients;
 - (f) Light industrial, which means any service, manufacturing, wholesaling, warehouse, or other light industrial use, as may be approved by the Development Permit Board and be

compatible with the office, retail or other commercial uses as well as the Residential use;

- (g) Public and institutional;
- (h) Social, recreational and cultural;
- (i) Parks and open space;
- (j) Accessory uses customarily ancillary to the above uses.

3. Floor Space Ratio

3.1 The maximum density for any non-residential use shall be floor space ratio 5.00, however, for every square foot of residential floor area, an additional square foot of non-residential floor area shall be permitted up to a maximum additional floor space ratio of 1.00 for residential use and a maximum additional floor space ratio of 1.00 for non-residential use.

3.2 In computing floor space ratio pursuant to Section 3.1, residential use may be substituted for non-residential use to a maximum floor space ratio of 5.0.

3.3 The following ancillary facilities are excluded from the floor space measurement provided that the area of such excluded facilities does not exceed the lesser of 20 percent of allowable floor space ratio or 929.0 m² (10,000 sq. ft.):

- (a) saunas;
- (b) tennis courts;
- (c) swimming pools;
- (d) squash courts;
- (e) gymnasiums and workout rooms;
- (f) games rooms and hobby rooms;
- (g) day care centres;
- (h) libraries (public);
- (i) other uses of a public service, social or recreational nature, which, in the opinion of the Development Permit Board, are similar to the above.

4. Height

The maximum building height measured above the base surface shall be 91.44 m (300 ft.).

5. Off-Street Parking

Off-Street parking shall be provided as follows and shall be developed and maintained in accordance with the applicable provisions of section 12 of the Zoning and Development By-law:

(a) Residential Uses

A minimum of one space for every dwelling unit of 102.193 m (1100 sq. ft.) or less, and two spaces for every dwelling unit exceeding 102.193 m (1100 sq. ft.) shall be provided;

(b) Hotels

One space for each dwelling unit and one space for every two sleeping units shall be provided; and

(c) Non-Residential uses

A minimum of one space per 102.193 m (1100 sq. ft.) and a maximum of one space per 92.903 m (1000 sq. ft.) shall be provided.

6. Off-Street Loading

Off-street loading shall be provided, developed and maintained in accordance with Section 12 of the Zoning and Development By-law.

7. Guidelines

Consideration of any development permit application will be based upon such guidelines as Council may from time to time determine, including design guidelines.

8. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 13th day of May, 1986.

(signed) Michael Harcourt

Mayor

(signed) R. Henry


City Clerk

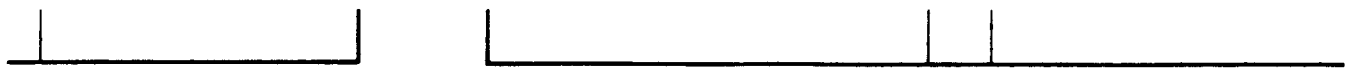
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 13th day of May, 1986, and numbered 5997.

CITY CLERK"

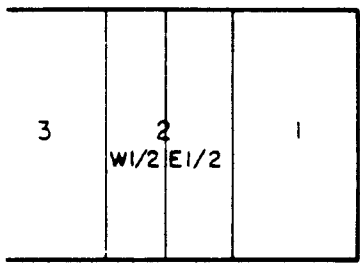
BY-LAW No. 5997 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW

SCHEDULE A

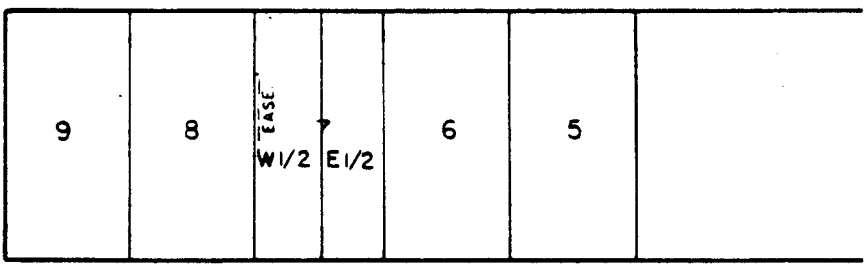
THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED: FROM **DD** TO **CD-1**



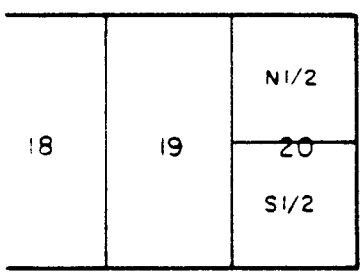
GEORGIA ST.



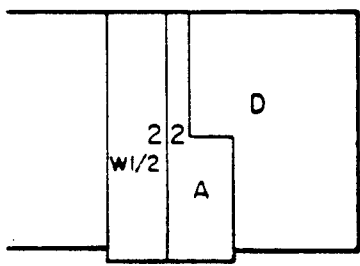
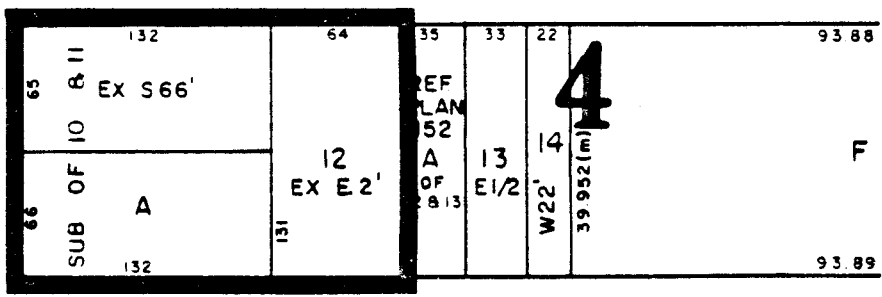
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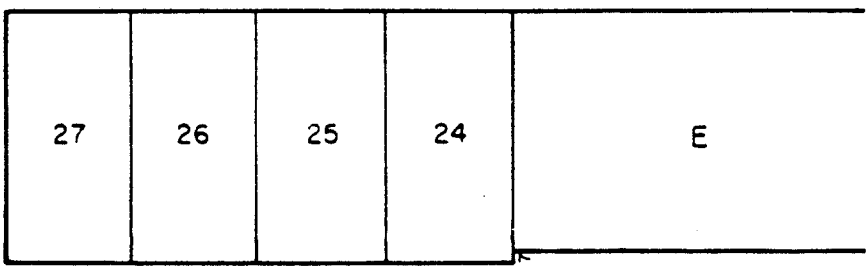
ALBERNI ST.



THURLOW



66



72 66 73

66 ROBSON ST.



SCALE: 1" = 100'

FILE No. **RZ** S.E. corner Thurlow and Alberni

Z-319a

CITY OF VANCOUVER
MEMORANDUM

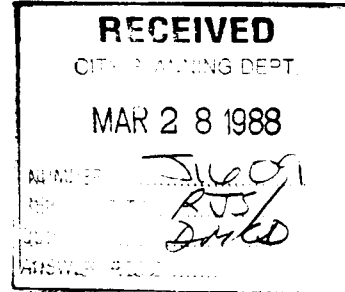
CD-1
1080 Alberni St.

From: CITY CLERK

Date: March 25, 1988

To: City Manager
Director of Planning
Director of Legal Services
Associate Director - Zoning
City Engineer

Refer File: P.H. 198



Subject: Public Hearing - March 22, 1988

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) of March 22, 1988.

Please note any matters contained therein for your attention.

A handwritten signature in cursive script, appearing to read "Hinsell".

CITY CLERK

Also Sent To: Messrs. Aitken, Wreglesworth Associates
171 West Esplanada
North Vancouver, B.C. V7M 3J9

Mr. Gilbert Eng, Architect
1650 Alberni Street
Vancouver, B.C. V6G 1A6

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 22, 1988 in the Council Chamber at approximately 2:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Campbell
Aldermen Baker, Boyce, Caravetta,
Davies, Eriksen, Owen,
Price and Taylor

ABSENT: Alderman Bellamy (Leave of Absence)
Alderman Puil

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Davies,
SECONDED by Ald. Owen,

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Text Amendment - CD-1 By-law No. 5997
1080 Alberni Street

Council considered an application of Aitken Wreglesworth Associates as follows:

TEXT AMENDMENT: CD-1 BY-LAW No. 5997 - 1080 ALBERNI STREET

- (i) The proposed amendment, if approved, would permit calculation of floor area in accordance with the West End District Official Development Plan. This would result in a conversion of a portion of the existing amenity area to tenant storage space.
- (ii) Any consequential amendments. There would be no change to the approved form of development.

The Director of Planning recommended approval.

There were no speakers respecting the application.

MOVED by Ald. Owen,

THAT the application of Aitken Wreglesworth Associates be approved.

- CARRIED UNANIMOUSLY

#177

1080 Alberni Street

BY-LAW NO. 6334

A By-law to amend By-law No. 5997
being a By-law which amended By-law
No. 3575 by rezoning an area to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting
assembled, enacts as follows:

1. Section 3.2 of By-law No. 5997 is amended by inserting,
immediately before the word "residential", the following:

"the provisions of the West End District Official
Development Plan shall be used and".

2. This By-law comes into force and takes effect on the date
of its passing.

DONE AND PASSED in open Council this 12th day of
April , 1988.

(signed) Gordon Campbell

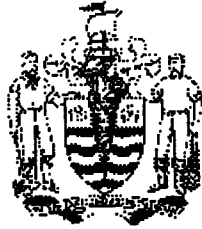
Mayor

(signed) Maria Kinsella

City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law
passed by the Council of the City of Vancouver on the 12th day of
April 1988, and numbered 6334."

CITY CLERK



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 24, 2000, at 7:35 p.m., in Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and Official Development Plans.

PRESENT: Mayor Philip Owen
 Councillor Fred Bass
 Councillor Jennifer Clarke
 Councillor Daniel Lee
 Councillor Don Lee
 Councillor Sandy McCormick
 Councillor Sam Sullivan

ABSENT: Councillor Lynne Kennedy
 Councillor Tim Louis
 Councillor Gordon Price (Sick Leave)
 Councillor George Puil (Civic Business)

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,
 SECONDED by Cllr. Daniel Lee,

THAT this Council resolve itself into Committee of the Whole, Mayor Owen in the Chair, to consider proposed amendments to the Zoning and Development By-law and Official Development Plans.

- CARRIED UNANIMOUSLY

1. Text Amendments: District Schedules, Official Development Plans and

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

An application by the Director of Current Planning was considered as follows:

Summary: The proposed text amendments would provide floor space exclusions to provide construction incentives to control building envelope leaks.

The Director of Current Planning recommended approval.

Staff Comments

Jacqui Forbes-Roberts, General Manager of Community Services, provided a brief introduction to the report, noting the proposed text amendments would affect new construction and repairs and restoration of existing buildings. Ms. Forbes-Roberts also requested an amendment to the proposed draft by-law to amend By-law 3575 to add RS1 to Section 4.7.3, (d).

Doug Watts, Building Envelope Specialist, with the aid of a slide presentation, described the specifics of the technical and different design issues of the proposed amendments, and explained what steps other municipalities have taken to address the recommendations arising from the Barrett Commission.

Summary of Correspondence

Council was advised the following correspondence was received since the date the application was referred to Public Hearing:

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

John Fowler, Canadian Precast/Prestressed Concrete Institute
Bill McEwen, Masonry Institute of British Columbia (brief filed)
Peter Reese

The foregoing speakers supported 'Option A' based on one or more of the following points:

application of the current FSR calculations has prevented a wide-spread use of precast concrete exterior walls; there have been very few problems with the use of pre-cast concrete, which has proven to be a versatile and durable material;

thicker exterior walls are better walls, because they can include an airspace cavity behind the cladding which provides a "rainscreen" system, more efficient insulation, thicker, more durable cladding materials; current FSR calculations discourage the foregoing;

the proposed changes in FSR definitions will immediately encourage better wall design;

brick and stone-faced walls should be encouraged.

The following generally supported 'Option A' but felt the proposed text amendments should be referred back to staff for further study and discussion with the industry:

John O'Donnell, AIBC
Stuart Howard, Vancouver Planning Coalition

The following is a summary of the foregoing speakers' comments:

Option 'A' is supported in principle; however the text amendments also should address overhangs, balconies, elevated walkways, yard setbacks, and site coverage; staff should accept the electronic calculation of areas and the calculations of the Architect, given under seal; letters of assurance from a building envelope specialist are redundant at an early stage; the proposed text amendments should cover everything instead of the City issuing administrative bulletins to address further changes.

Staff Closing Comments

Ralph Segal, Planner; Eric Fiss, Planner; and Doug Watts responded to the issues raised by the speakers: the proposed text amendments are the result of a fair bit of consultation with the industry; a building envelope specialist is required to be involved in the process earlier as technical details are to be submitted at the development permit stage; staff are taking a further look at other issues, such as recesses, balconies and walkways.

Ms. Forbes-Roberts advised Council may proceed with the proposed amendments to the floor space exclusions and request staff to come back with additional amendments. Staff and the industry would prefer the FSR exclusions not be delayed.

MOVED by Cllr. Don Lee,

A. THAT the application by the Director of Current Planning to amend various District Schedules, Official Development Plans and CD-1 By-laws to provide floor space exclusions to provide construction incentives to control building envelope leaks be approved.

FURTHER THAT the draft By-law 3575, section 4.7.3, be amended as follows:

(d) as clause (h) in the following district schedules:

RS-1 and RS-1S RT-4, etc.

(Italics denote amendment)

B. THAT staff report back on other aspects affecting leakage of buildings, such as overhangs, protection of upper balconies, recesses, etc.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Clarke,
SECONDED BY Cllr. Don Lee,

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

- CARRIED UNANIMOUSLY

The Special Council adjourned at 9:20 p.m.

* * * * *



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EXPLANATION

**Zoning and Development
Various CD-1 by-laws**

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

Following a public hearing on February 24, 2000 Council approved an application, as noted above. There were no prior-to conditions and the Director of Current Planning has advised that the attached by-law can now be enacted to implement Council's resolution.

**Director of Legal Services
14 March 2000**

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

3568 3632 3706 3712 3865 3869 3885 3897 3907 3914 3983 4037 4049 4085 4131
4238 4271 4358 4397 4412 4559 4580 4597 4634 4674 4677 4775 4825 4829 4860
4861 4900 4918 4926 4928 4930 4940 4954 4958 4999 5009 5011 5014 5028 5060
5091 5145 5179 5184 5222 5224 5229 5376 5343 5381 5383 5407 5411 5416 5418
5477 5510 5548 5555 5579 5597 5683 5702 5717 5762 5773 5810 5836 5838 5852
5863 5890 5927 5937 5950 5975 5976 5997 6009 6039 6041 6057 6063 6064 6070
6072 6117 6155 6161 6169 6180 6221 6245 6246 6254 6260 6263 6272 6277 6297
6305 6307 6310 6312 6313 6314 6315 6316 6317 6318 6319 6320 6321 6322 6323
6325 6361 6362 6363 6394 6420 6421 6423 6425 6427 6428 6429 6448 6449 6475
6486 6489 6528 6533 6538 6564 6577 6582 6594 6597 6654 6663 6676 6688 6710
6713 6714 6715 6718 6730 6731 6738 6739 6740 6744 6747 6757 6759 6760 6768
6779 6787 6817 6819 6827 6838 6876 6883 6884 6911 6919 6953 6962 6963 6965
7006 7045 7087 7091 7101 7114 7135 7155 7156 7157 7158 7159 7163 7164 7173
7174 7175 7189 7193 7196 7198 7200 7201 7204 7208 7209 7210 7223 7224 7230
7232 7235 7246 7248 7249 7317 7325 7337 7340 7371 7381 7389 7405 7419 7425
7431 7434 7435 7459 7461 7476 7516 7519 7522 7531 7551 7552 7556 7592 7601
7602 7638 7639 7645 7647 7648 7649 7651 7652 7654 7655 7656 7672 7673 7675
7677 7679 7681 7682 7684 7705 7715 7723 7820 7829 7834 7835 7852 7853 7879
7904 7927 7932 7948 7958 7971 7995 7996 8016 8034 8043 8055 8073 8082 8088
8097 8109 8111 8116 8130 8131

being By-laws which amended the
Zoning and Development By-law
by rezoning areas to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting
assembled, enacts as follows:

1. By-law No. 3907 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

2. By-law No. 4412 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3. By-law No. 5376 is amended in Section 2 by deleting the period from the end of subclause (iii) and substituting it with a semi-colon and by adding the following subclause:

"(iv) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this subclause shall not apply to walls in existence prior to March 14, 2000."

4. By-laws No. 4825 and 6325 are each amended in Section 3 by deleting the period from the end of subclause (ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this subclause shall not apply to walls in existence prior to March 14, 2000."

5. By-law No. 5343 is amended in Section 3 by deleting the period from the end of clause (iii) and substituting it with a semi-colon and by adding the following clause:

"(iv) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000"

6. By-laws No. 4775, 4829, 5222, 5224, 5773 and 6039 are each amended in Section 3 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

7. By-laws No. 4085, 5411, and 5416 are each amended in Section 3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

8. By-law No. 5407 is amended in Section 3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

9. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

3568 3712 3885 4271 4358 4634 4674 4861 4900 4918 4926 4928
4930 4940 4958 4999 5009 5011 5014 5028 5060 5145 5179 5184
5229 5418 5477 5836 5838 5863 5937 5950 5975 5976 4954 6041
6064 6072 6117 6155 6161 6180 6245 6246 6260 6263 6277 6297
6305 6307 6394 6420 6425 6427 6428 6429 6448 6449 6489 6538
6577 6594 6564 6654 6663 6759 6760 6779 6876 6911

10. By-laws No. 6314 and 6582 are each amended in Section 3.1 by deleting the period from the end of clause (ii) and substituting it with a semi-colon and by adding the following clause:

"(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

11. By-law No. 6272 is amended in Section 3.1 by deleting the word "and" from the end of subclause (c)(i), by deleting the period from the end of subclause (c)(ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

12. By-law No. 4580 is amended in Section 3.2 by deleting the period at the end of the section and substituting it with a semi-colon, by relettering the existing text as clause (a) and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

13. By-law No. 6884 is amended in Section 3.1 by deleting the word "and" from the end of clause (a), by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

14. By-law No. 5683 is amended in Section 3.2 by deleting the period at the end of this section and substituting it with a semi-colon and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor

space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

15. By-law No. 8088 is amended in Section 3.2 by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

16. By-law No. 6009 is amended in Section 3.2 by deleting the period at the end of subclause (e)(vii) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

17. By-law No. 4677 is amended in Section 3.2 by deleting the period at the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

18. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.3 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

4238 4860 5579 5717 5810 5852 5890 6057 6070 6310 6312 6313
6316 6320 6361 6363 6423 6528 6714 6715

19. By-law No. 7684 is amended in Section 3.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

20. The By-laws listed below are each amended in Section 3.3 by deleting the and from clause (a) and by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

7705 7459 7435 7434 7419 7389 6718

21. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

5458 5548 5597 6962 7045 7682

22. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

23. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

" (f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

5091 6486 6676 6688 6713 6730 6787 6817 7159 7337 7531 7552
7556 7645 7652 7715 7835 7971 8111

24. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

4391 4049 4397 4597 6421 6710 6731 6738 6739 6740 6768
6827 6838 6919 6953 6963 6965 7006 7091 7092 7101 7135
7155 7157 7158 7163 7166 7175 7189 7193 7196 7198 7210
7223 7224 7230 7325 7340 7381 7519 7551 7602 7638 7639
7647 7651 7655 7723 7932 7948 8082

25. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

26. By-laws No. 4559, 7209, 7425 and 7431 are each amended in Section 3.3 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

27. By-laws No. 5997 and 7829 are each amended in Section 3.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

"(j) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

28. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.4 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

(a) in Section 3.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000.", and

(b) in Section 3.7 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

30. By-laws No. 7087 and 7174 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

31. By-law No. 7246 is amended in Section 3.4 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

32. By-laws No. 8034, 8043 and 8116 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

33. By-laws No. 6322 and 6597 are each amended in Section 3 by adding the following section:

"3.5 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

34. By-law No. 8016 is amended in Section 3.5 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

35. By-law No. 8055 is amended in Section 3.5 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

36. By-law No. 8130 is amended in Section 3.6 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

37. By-law No. 7648 is amended in Section 3.6 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

38. By-laws No. 6063 and 6221 are each amended in Section 3 by adding the following section:

"4.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

39. By-law No. 5555 is amended in Section 4 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

40. By-law No. 5705 is amended in Section 4 by adding the following section:

"4.3 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

41. By-law No. 7371 is amended in Section 4.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

42. By-law No. 7249 is amended in Section 4.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

43. By-laws No. 5702 and 7673 are each amended in Section 4.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

44. By-laws No. 6819 and 7238 are each amended in Section 4.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

45. The By-laws listed below are each amended in Section 4.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3632 3706 4131 7649 7995 8073 8097

46. By-law No. 5381 is amended in Section 4.3.3 by adding after the existing text the following:

" - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

47. By-law No. 7592 is amended in Section 4.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

48. By-law No. 6883 is amended in Section 4.4 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

49. By-laws No. 4037 and 7405 are each amended in Section 4.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum

exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

50. By-law No. 7201 is amended in Section 4.5 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

51. By-law No. 5383 is amended in Section 5 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

52. By-law No. 6533 is amended in Section 5.2.4 by deleting the period at the end of the existing text and substituting it with a semi-colon and by adding the following:

" - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

53. By-law No. 7654 is amended in Section 5.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

54. By-law No. 7677 is amended in Section 5.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum

exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

55. By-laws No. 7675, 7681 and 8109 are each amended in Section 5.3 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

56. By-laws No. 3865 and 6475 are each amended in Section 5.3.3 by deleting the period from the end of the existing text and substituting it with a semi-colon and by adding the following:

" - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

57. By-law No. 7879 is amended in Section 5.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

58. By-law No. 8131 is amended in Section 5.4 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

"(k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

59. By-law No. 6169 is amended in Section 6 by adding the following section:

"6.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

60. By-law No. 7679 is amended in Section 6.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

61. By-law No. 7317 is amended in Section 6.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

62. By-laws No. 7156, 7200, and 7232 are each amended in Section 6.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

63. By-law No. 7461 is amended in Section 6.3 of Schedule B by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

64. By-law No. 7248 is amended in Section 6.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

"(j) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

65. By-law No. 6744 is amended in Section 6.3 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

"(k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

66. By-laws No. 6747 and 7204 are each amended in Section 7.3 of Schedule B, by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

67. By-law No. 6757 is amended in Section 7.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

68. By-law No. 6254 is amended in Section 8 by deleting the period from the end of the second clause (a), which clause ends with the word "computation", and substituting a semi-colon and by inserting the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000;"

69.

This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 14th day of March , 2000.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 14th day of March 2000, and numbered 8169.

CITY CLERK"